

January 29, 2002

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**DIRECT SALE OF COUNTY SURPLUS REAL PROPERTY
FIFTH STREET STORE TRACT, ANTELOPE VALLEY
(FIFTH) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve the direct sale of County surplus real property as legally described in the attached Quitclaim Deeds to Kamal and Sameera Ibrahim for five parcels in the amount of \$8,300, and to George Penkoff for four parcels in the amount of \$13,500.
2. Instruct the Chairman to execute the attached quitclaim deeds, which have been approved as to form by County Counsel.
3. Authorize the Chief Administrative Officer (CAO), or his designee, to execute all documents necessary to complete the sale transaction upon approval of County Counsel.
4. Instruct the Auditor-Controller to deposit the proceeds in the Asset Development Implementation Fund.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

To convey title to nine unimproved surplus County parcels as shown on the attached map as parcels L, N, P, Q, R, S-1, S-2, V-1, and V-2 to two parties who have offered the County the minimum bid amounts for these parcels. These amounts were determined to be fair market value based on an appraisal prepared by CAO staff.

- § On December 19, 2000, your Board made the finding that these parcels were surplus to the County's needs and should be made available for sale.
- § These parcels were offered for sale at public auction on March 21, 2001, but no bids were received. Now the County has received offers to purchase these parcels for the minimum bid amounts totaling \$21,800.
- § The sale of this property will eliminate any further County liability exposure and maintenance costs, and place these parcels on the tax rolls.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we invest in public infrastructure, in order to strengthen the County's fiscal capacity. The sale of surplus property supports this strategy by complying with the Strategic Asset Management Principles (Goal 4, Strategy 2, Objective 2).

FISCAL IMPACT/FINANCING

The property will be sold for all cash, and the proceeds will be deposited into the County's Asset Development Implementation Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

These parcels were acquired by the County in the 1950s and 60s by tax deeds and were designated at the time for Soil and Water Conservation purposes. These parcels are no longer needed for such purposes, and on December 19, 2000, your Board determined them to be surplus to the present and future need of the County.

These parcels are located in the Antelope Valley between Avenues I and J in the vicinity of 96th and 98th Streets West.

These parcels range in size from 9,100 square feet to 90,000 square feet. They front on paper streets and are zoned A2-2 (Heavy Agriculture, County of Los Angeles) with a highest and best use for residential development. No utilities are immediately available to any of these parcels.

§ The direct sale of this property is authorized by Section 25526.7 of the California Government Code.

§ The Office of County Counsel has approved all documents as to form, and the County's saleable interest in this property.

ENVIRONMENTAL DOCUMENTATION

This activity is categorically exempt under Class 12 of the State's California Environmental Quality Act (CEQA) Guidelines and the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on County services.

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CONCLUSION

The Executive Officer, Board of Supervisors is requested to return to the CAO, Real Estate Division, Property Management Section, 222 South Hill Street, 3rd Floor, Los Angeles, California, one stamped copy of this adopted Board letter, and the original of all documents submitted for execution by the Chairman.

Respectfully submitted,

DAVID E. JANSSEN
Chief Administrative Officer

DEJ:SNY
CWW:CB:kh

Attachments (4)

c: County Counsel
Auditor-Controller
Assessor